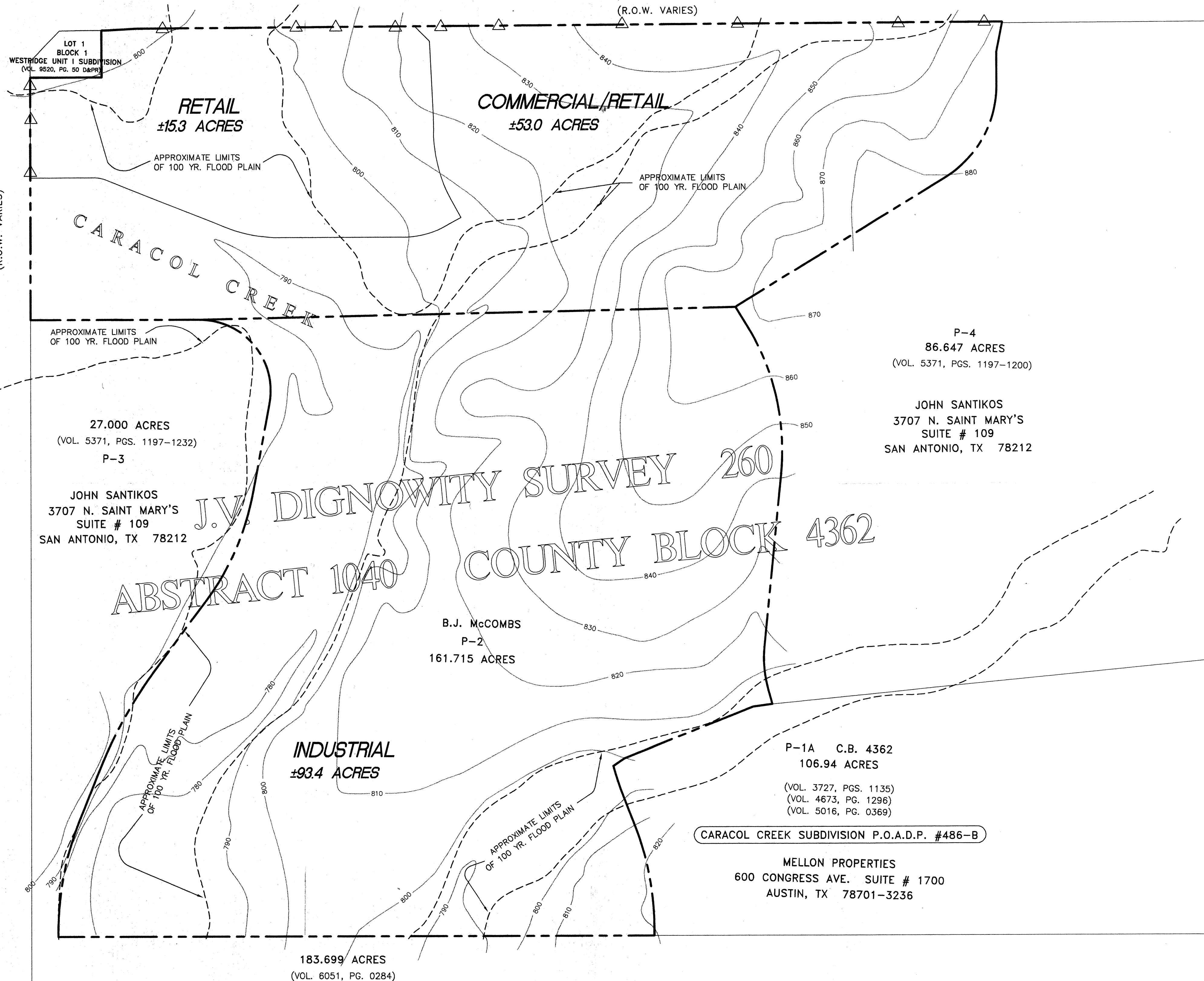


RECEIVED

REPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CHARLES ANDERSON LOOP (F.M. 1604)
(R.O.W. VARIES)



P.O.A.D.P. #285/413

F.M. 1957 (POTRANCO ROAD)

(R.O.W. VARIES)

60' R.O.W. COLLECTOR STREET
(SEASCAPE RD.)

LOT 1
BLOCK 1
WESTRIDGE UNIT 1 SUBDIVISION
(VOL. 9520, PG. 50 DATED)

RETAIL
±15.3 ACRES

APPROXIMATE LIMITS
OF 100 YR. FLOOD PLAIN

COMMERCIAL/RETAIL
±53.0 ACRES

APPROXIMATE LIMITS
OF 100 YR. FLOOD PLAIN

APPROXIMATE LIMITS
OF 100 YR. FLOOD PLAIN

27.000 ACRES
(VOL. 5371, PGS. 1197-1232)
P-3

JOHN SANTIKOS
3707 N. SAINT MARY'S
SUITE # 109
SAN ANTONIO, TX 78212

P-4
86.647 ACRES
(VOL. 5371, PGS. 1197-1200)

JOHN SANTIKOS
3707 N. SAINT MARY'S
SUITE # 109
SAN ANTONIO, TX 78212

J.V. DIGNOWITY SURVEY 260
ABSTRACT 1040 COUNTY BLOCK 4362

B.J. McCOMBS
P-2
161.715 ACRES

INDUSTRIAL
±93.4 ACRES

P-1A C.B. 4362
106.94 ACRES

(VOL. 3727, PGS. 1135)
(VOL. 4673, PG. 1296)
(VOL. 5016, PG. 0369)

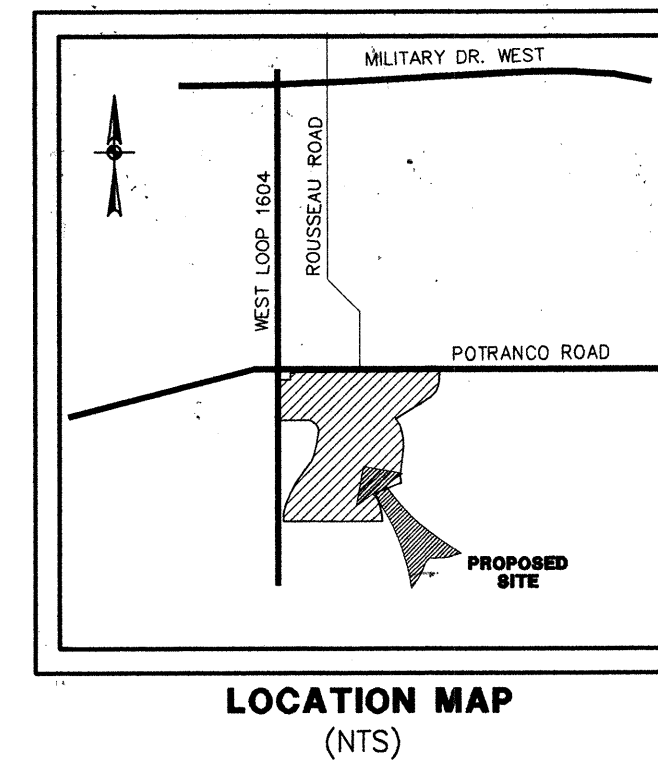
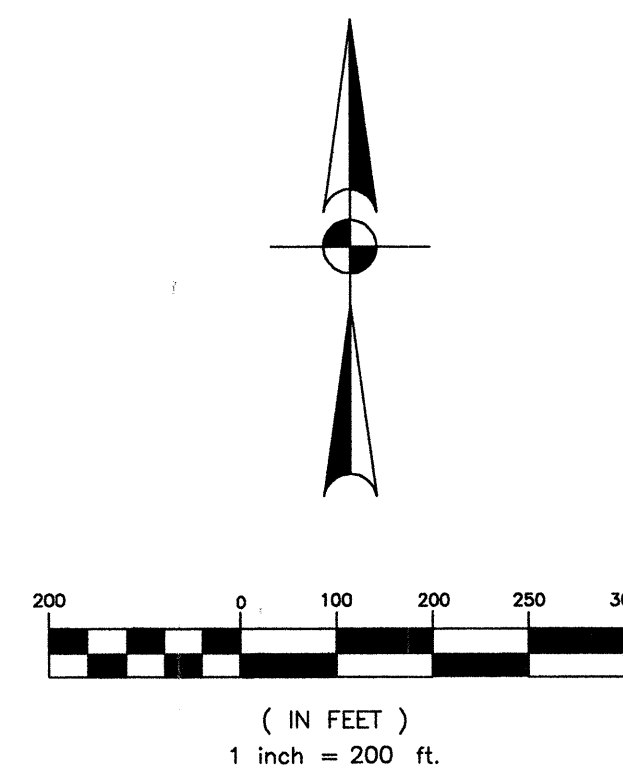
CARACOL CREEK SUBDIVISION P.O.A.D.P. #486-B

MELLON PROPERTIES
600 CONGRESS AVE. SUITE # 1700
AUSTIN, TX 78701-3236

183.699 ACRES
(VOL. 6051, PG. 0284)

WOLFOLLOW P.O.A.D.P. #525

CONCORD WEST CORP.
200 CONCORD PLAZA DR. SUITE 620
SAN ANTONIO, TX 78216



NOTES:

1. 100 YR. FLOOD PLAIN SHOWN IS DERIVED FROM A FLOOD PLAIN STUDY CONDUCTED BY PAPE-DAWSON ENGINEERS.
2. TxDOT WILL REQUIRE A 25' RIGHT-OF-WAY DEDICATION ALONG F.M. LOOP 1604 DURING THE PLATTING PROCESS.
3. PROPOSED DRIVEWAY LOCATIONS ARE SHOWN FOR PLANNING PURPOSES ONLY. THE NUMBER AND LOCATION OF DRIVEWAYS ARE SUBJECT TO REVISION, BUT NOT TO EXCEED TxDOT'S "REGULATIONS FOR ACCESS TO STATE HIGHWAYS"
4. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. RESIDENTIAL LOTS SHALL NOT FRONT ON ANY COLLECTOR STREET WITHIN THIS P.O.A.D.P.

LEGEND

- △ APPROXIMATE LOCATION OF PROPOSED CURB CUTS

DEVELOPER:

OWNER: B.J. McCOMBS
ADDRESS: 9000 TESORO DRIVE, SUITE # 122
SAN ANTONIO, TX 78217
TELEPHONE: (210) - 821-6523

DEVELOPMENT SUMMARY:

LAND AREA: ±161.7 ACRES
COMMERCIAL/RETAIL ±68.3 ACRES
INDUSTRIAL ±93.4 ACRES

PLAN HAS BEEN ACCEPTED BY
LOCAL GOVERNMENT
DATE 8/6/98
DESIGNER D.T.
CHECKED S.T. DRAWN D.T.
SHEET 1 OF 1

If no plats are filed, plan will
expire on July 17, 2000
1st plat filed on

REVISIONS:
10/13/98 - ADDED
"SEASCAPE" AND
NOTE #5.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
TEL: 210-375-9000
FAX: 210-375-9010
555 EAST RAMSEY

P.O.A.D.P.
FOR
REDWOOD BUSINESS PARK

JOB NO. 4375.00
DATE 8/6/98
DESIGNER D.T.
CHECKED S.T. DRAWN D.T.
SHEET 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: February 28, 1998 Name of POADP: Redwood Business Park
 Owners: B. J. McCombs Consulting Firm: Pape-Dawson Engineers, Inc.
 Address: 9000 Tesoro Dr. Suite #122 Address: 555 E. Ramsey
San Antonio, TX 78217 San Antonio, TX 78216
 Phone: (210) 821-5860 Phone: (210) 375-9000
 Existing zoning: OCL Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 2 ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: N/A
 Ferguson map grid 612- B4

Land area being platted:	Lots	Acres
Single Family (SF)	<u>-0-</u>	<u> </u>
Multi-family (MF)	<u>-0-</u>	<u> </u>
Commercial and non-residential	<u>3</u>	<u>19.53</u>

Is there a previous POADP for this Site? Name NO No.

Is there a corresponding PUD for this site? Name No No.

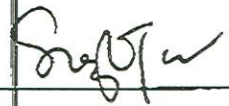
Plats associated with this POADP or site? Name H. 523 / 1604 No. 980141

Name No No.

Name No No.

Contact Person and authorized representative:

Print Name: Song Tan

Signature: 

Date: 6/12/98

Phone: (210) 375-9000 Fax: (210) 375-9010

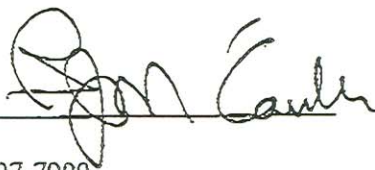
- ☒ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

B. J. McCombs Signature:



If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED January 5, 1998

PAGE 2 OF 2

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: February 28, 1998 Name of POADP: Redwood Business Park

Owners: B. J. McCombs Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 9000 Tesoro Dr. Suite #122 Address: 555 E. Ramsey

San Antonio, TX 78217 San Antonio, TX 78216

Phone: (210) 821-5860 Phone: (210) 375-9000

Existing zoning: OC Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A

Ferguson map grid 612- B4

Land area being plattd: Lots Acres

Single Family (SF) -0-

Multi-family (MF) -0-

Commercial and non-residential -0-

Is there a previous POADP for this Site? Name No No.

Is there a corresponding PUD for this site? Name No No.

Plats associated with this POADP or site? Name No No.

Name No No.

Name No No.

Contact Person and authorized representative:

Print Name: Song Tan

Signature: 

Date: 6/12/98

Phone: (210) 375-9000 Fax: (210) 375-9010

- ☒ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

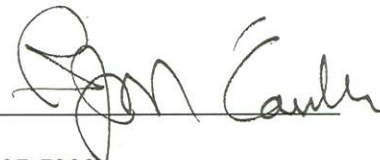
I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

B. J. McCombs

Signature:



If you have any questions please call Elizabeth Carol at 207-7900



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL ARE DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: February 28, 1997 Name of POADP: Redwood Business Park

Owner/Agent: Rohde Realty

Engineer/Surveyor: M.W. Cude Engineers

Address: 7300 Blanco Road

Address: 10325 Bandera Road

San Antonio, TX 78216 Phone: 366-1400

San Antonio, TX 78250 Phone: 681-2951

Existing zoning: OCL

Proposed zoning: _____

Texas State Plane Coordinates: X: N 13,706,000.89 Y: E 2,060,891.00
(at major street entrance/main entrance)

Site is over/within/includes:

San Antonio City limits?

☐ Yes

☒ No

Edwards Aquifer Recharge Zone?

☐ Yes

☒ No

Land area being platted:

	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>0</u>	<u>0</u>
Non-Single Family (NSF)	<u>0</u>	<u>0</u>
Commercial & Other	<u>2</u>	<u>161.76</u>
TOTAL:	<u>2</u>	<u>161.76</u>

Contact Person:

Print Name: Sandra L. Vicars

Signature: Sandra L. Vicars

Date: February 24, 1997 Tele: 681-2951

Fax: 523-7112

Is there a previous POADP for this site? Name _____

No

No. _____

Is there a corresponding PUD for this site? Name _____

No

No. _____

Are there any plats associated with this POADP or site? Name _____

No

No. _____

Name _____

No

No. _____

Name _____

No

No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

January 15, 1999

Song Tan
Pape Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Redwood Business Park

POADP # 620

Dear Mr. Tan:

The City Staff Development Review Committee has reviewed Redwood Business Park Subdivision Preliminary Overall Area Development Plan # 620. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Monjevais".

Emil R. Monjevais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



To	Elizabeth Carol	From	Jesse Hayes
Co./Dept	CSA Planning	Co.	Tx DOT
Phone #		Phone #	615 5860
Fax #	207 4441	Fax #	

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928

June 16, 1998

P.O.A.D.P REVIEW

Redwood Business Park

Located on Loop 1604, at FM 1957(Potranco Rd.)

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

A dedication of 25' will be required, see the attached copy of the TxDOT ROW map.

Access Limits/Restrictions

Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: As TxDOT develops Loop 1604 into a 4-lane divided facility, mainlane crossovers will be constructed at FM 1957 & Marbach Rd. No additional crossovers will be constructed within these limits.


Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

March 11, 1997

P.O.A.D.P REVIEW

Redwood Business Park

Located on Loop 1604, at FM 1957 (Potranco Rd.)

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

A dedication of 25' will be required, see the attached copy of the TxDOT ROW map.

Access Limits/Restrictions

This property is eligible for a maximum combined total of 4 access points along the overall LP 1604 frontage of 829.78' and a maximum combined total of 15 access points along the overall FM 1957 frontage of approximately 3084.21'.

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: As TxDOT develops Loop 1604 into a 4-lane divided facility, mainlane crossovers will be constructed at FM 1957 & Marbach Rd. No additional crossovers will be constructed within these limits.

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

ist-its Fax Note	7671	Date	3/11/97
Elizabeth Carroll	From	Judy Friesenhahn	5
5 Dept. CSA - Planning	Co.	Tx DOT	
Phone #	207 7893	Phone #	615 5814
Fax #	207 4441	Fax #	

20743+29.25 TO 20751+58.9
REMAINDER 161.272 ACRE

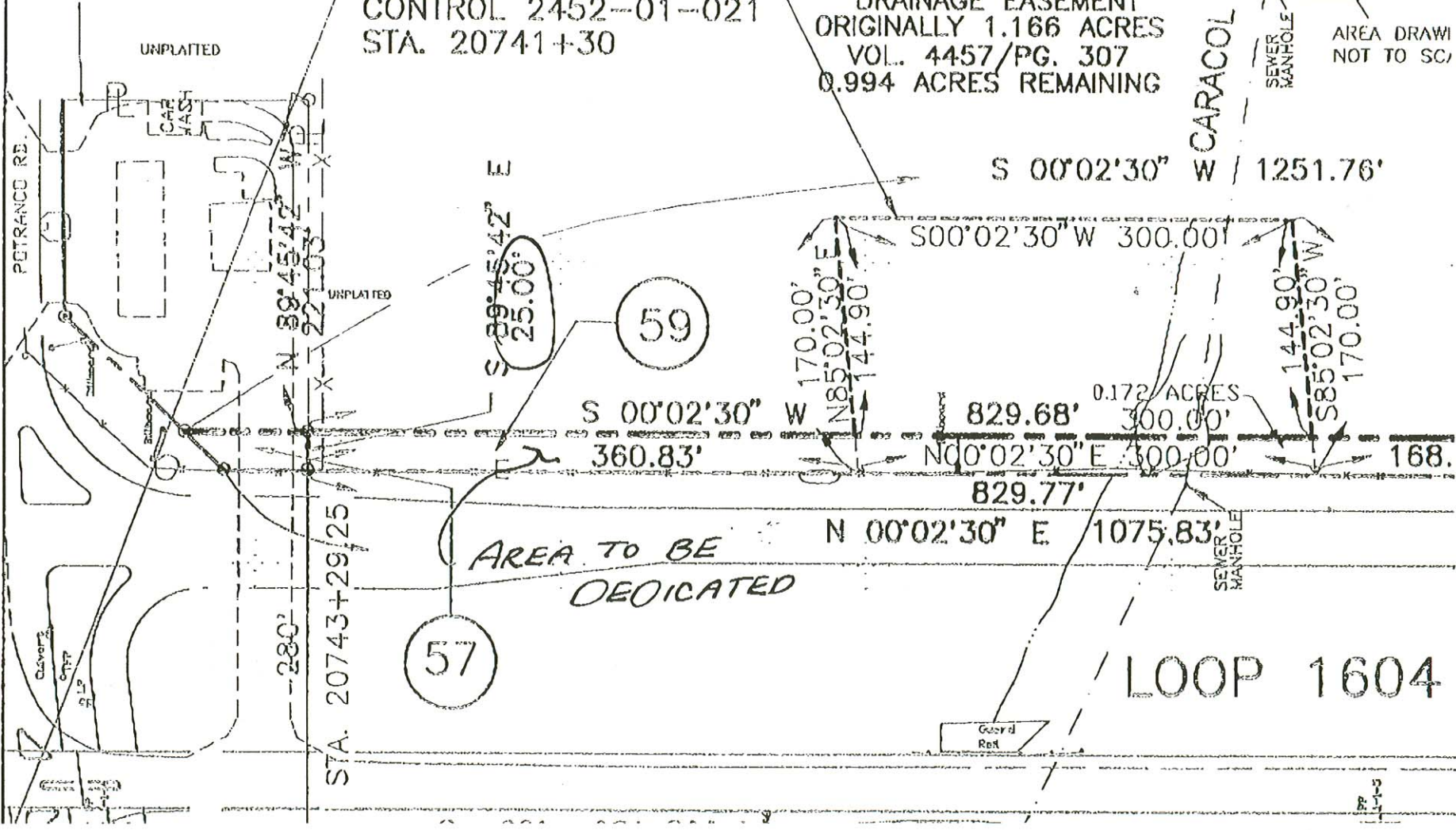
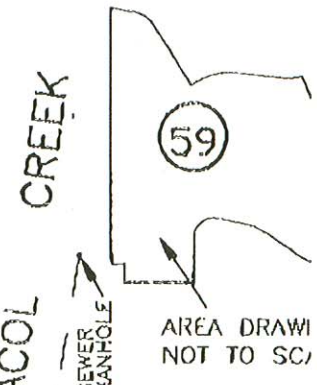
NOTE: SEE SHEET 2 FOR
INTERSECTION DETAILS

WESTRIDGE, UNIT 1 SUBDIVISION
LOT 1, BLOCK 1
0.78 ACRES
PLAT OF RECORD: VOLUME 6820, PAGE 80
DEED & PLAT RECORDS OF DEKAS COUNTY, TEXAS

END PART 2
BEGIN PART 3

NH () M
CONTROL 2452-01-021
STA. 20741+30

EXISTING
TEXAS HWY DEPT
DRAINAGE EASEMENT
ORIGINALLY 1.166 ACRES
VOL. 4457/PG. 307
0.994 ACRES REMAINING



20741+30

STA. 20743+29.25

LOOP 1604

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

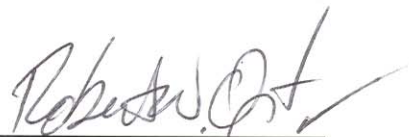
COPIES TO: File

SUBJECT: Redwood Business Park, POADP Level 3 T.I.A.

Date: December 2, 1998

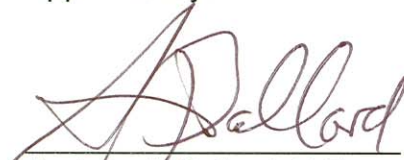
The Streets and Traffic Engineering Division has reviewed the Level-3 Traffic Impact Analysis for the Redwood Business Park POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

The Redwood Business Park will encompass 162 acres on the southeast corner of the intersection of Potranco and Loop 1604. Proposed to consist of an H.E.B. supermarket with gas pumps, an industrial park, several retail sites, and fast-food restaurants, this development will generate 2,530 peak hour trips based on an extensive Level 3 Traffic Impact Study submitted by Traffic Engineers Inc. These trips will be distributed through thirteen access points, two within 1,000 linear feet frontage of the proposed Loop 1604 one-way access road and eight within 3,350 linear feet frontage of Potranco. Rousseau Street is proposed to be extended south of the intersection of Potranco, dividing the development, which will also include two driveways on the west side and one driveway on the east side of Rousseau.



Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 98TIA0848

RECEIVED
99 JAN 12 AM 9:48
CITY OF SAN ANTONIO
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1202651

AMT ENCLOSED

50-04-5573
MCCOMBS ENTERPRISES
9000 TESOR DR. STE. 122
S.A. TX 78217

AMOUNT DUE 370.00
INVOICE DATE 6/19/1998
DUE DATE 6/19/1998

PHONE: 000 - 0000

POADP
REDWOOD BUSINESS PARK

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/19/1998	1202651	50-04-5573	6/19/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

PAID SAIO
MAY 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 06/18/1998	06/18/1998		CK# 013728	REDWOOD BUS.PRK
END				

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date _____
FROM: Elizabeth
ITEM NAME: Redwood Business Park FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FLOOD PLAIN REQUIREMENTS AND DRAINAGE EASEMENTS
WILL BE REQUIRE AND ADDRESS DURING THE PLATTING
PROCESS

Burt Rubio

Signature

As Eng. Jett

Title

3/11/97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED

97 MAR 18 AM 9:54

TO: Amer Date _____
FROM: Elizabeth
ITEM NAME: Redwood Business Park FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

TIA ~~was~~ ~~not~~ ~~done~~
Show the location of seaseape
with respect to this development.

AG

Signature

Eng. Associate

Title

3/17/97

Date

TRANSMITTAL



To: ELIZABETH CAROL

Date: 6/15/98

Re: REDWOOD BUSINESS PARK P.O.A.D.P.

QUANTITY	DESCRIPTION
6 EA	P.O.A.D.P.
1 EA	APPLICATION
1 EA	APPLICATION FEE (CHK # 013720)

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS ELIZABETH - THIS IS THE REVISED P.O.A.D.P.
THAT CUDE SUBMITTED; NOW PAPE DAWSON
IS TAKING OVER. THE INTENT WAS TO
KEEP CUDE'S ORIGINAL SUBMITTAL DATE
AS DISCUSSED. CALL IF HAVE QUESTIONS
THANKS DRAKE

From: DRAKE THOMPSON Project No.: 4375.00

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



RECEIVED

98 AUG 31 PM 3: 21

LAND DEVELOPMENT
SERVICE DIVISION

To: Elizabeth Carol
(Planning Department)

Date: 8/31/98

Re: Redwood Business Park POADP

QUANTITY	DESCRIPTION
6 ea.	Preliminary Overall Development Plan

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS Elizabeth, The road called "Seascape" is not within or does not abut this POADP and is no longer an issue with the Public Works Department. The Traffic Department is still in the process of reviewing the massive TIA for this job. Other revisions have been made based on your comments. Please call if you have any questions. Thanks!

From: David Martinez
(for Song Tan)

Project No.: 4290.01

cc:

PAPE-DAWSON ENGINEERS, INC.

TRANSMITTAL



To: Elizabeth Carol
(Planning Department)

Date: 10/14/98

Re: Redwood Business Park POADP

QUANTITY	DESCRIPTION
6 ea.	Revised Preliminary Overall Development Plan

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

Elizabeth, Please call if you have any questions. Thanks!

From: David Martinez
(for Song Tan)

Project No.: 4375.00

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RECEIVED

98 OCT 14 PM 2:16

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

FAX

To: ELIZABETH CAROL
Fax: 207-4441
Date: 6/17/98
Re: REDWOOD ~~ENGINE~~ BUSINESS PARK P.O.A.D.P.

Total Pages (Including Cover): 3

Comments:

ELIZABETH - THIS IS THE REVISED P.O.A.D.P.
APPLICATION AS YOU REQUESTED. IF
YOU NEED ANYTHING ELSE PLEASE
CALL. THANKS

DRAKE

RECEIVED
JUN 17 PM 2:39
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

From: DRAKE THOMPSON / SONG TAN Project No.: 4375.00

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Redwood Bus Park

- flood plain I.D. adjacent POAPP
- Show Park place Job
- Show Scenescape
- TIA
- trees
- ~~Driveway location are~~
subject to TIA &
~~TXDOT appra~~

called Song
6-26-98
EJ



M.W. CODE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO:

Ms. Elizabeth Carol
Planning Dept. 4th
114 W. Commerce

DATE:

2-20-97

SUBJECT:

POAPP Submittal
Redwood Business Park

FOLD

6-Folded POAPP Copies
1-application

FOLD

Thanks
Jim Handcock

SIGNED

1996 TEXAS APA CONFERENCE

Redwood

@ 1604 + Potranco
Outside City

2 lots on 161 acres

* Floodplain

• bob optis

called 11-4-98
David M.

Approval pending
TIA

Redwood Business Park

@ 1604 + Potranco
OCL

2 lots on 161 acres

→ Show Seeseepe
as an extension from
Park place as noted
- call Bob

9-16-98
2 - trees

- no residential frontage
on a collector.

9-16-98
- TIA #4101